

\$363,000 - 8102 Twp Road 494, Rural Brazeau County

MLS® #E4460257

\$363,000

3 Bedroom, 2.00 Bathroom, 1,724 sqft

Rural on 4.00 Acres

Kimberly Heights, Rural Brazeau County, AB

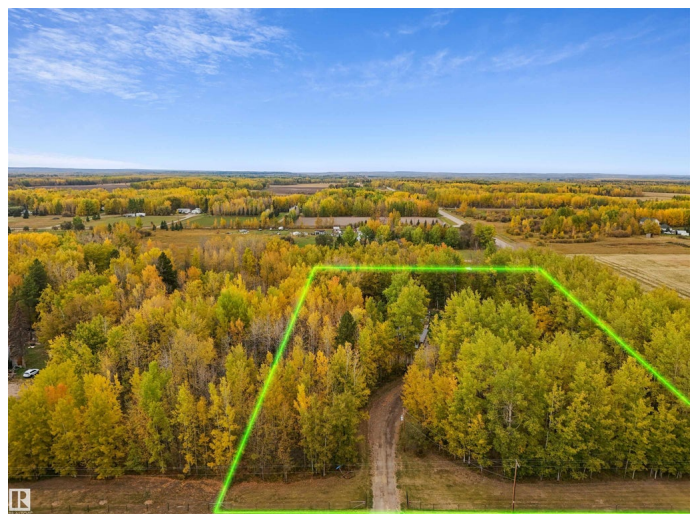
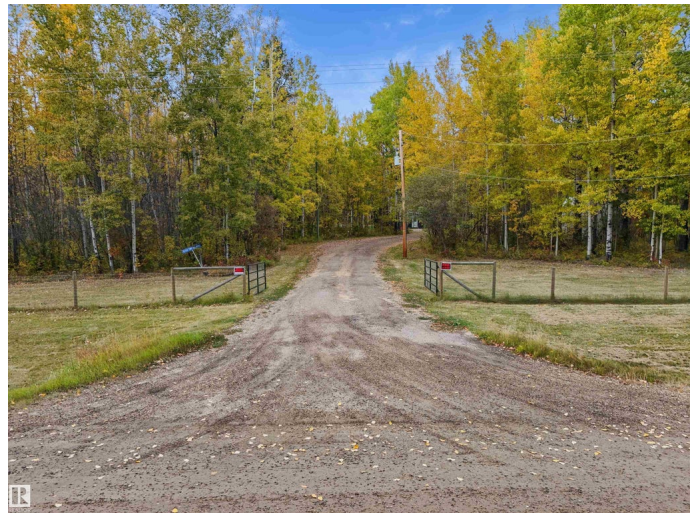
Your Private 4 Acre Retreat Just Minutes from Town! Tucked away behind a full perimeter fence and framed by mature trees, this charming property offers the perfect mix of country privacy and everyday convenience. With pavement nearly all the way, you can enjoy peaceful living without losing quick & easy access to town! The 3 bedroom 2 bath home is bright and welcoming, featuring an open floor plan with large kitchen & newer stainless steel appliances making daily living both practical and comfortable. The spacious addition gives you plenty of room to gather with a large entry & includes a walk in pantry, dining area with patio doors & oversized laundry room! Step outside to a sunny deck overlooking a huge yard with space to garden, play, or simply relax. A tarp quonset and two carports are included, giving you plenty of storage and room for hobbies. Surrounded by trees on all sides, this is a property designed for privacy, comfort, and space to breathe.*Outlines on drone photos are approximate*

Built in 1990

Essential Information

MLS® # E4460257

Price \$363,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,724
Acres	4.00
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	8102 Twp Road 494
Area	Rural Brazeau County
Subdivision	Kimberly Heights
City	Rural Brazeau County
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Features	Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Pool-Outdoor, Vinyl Windows, See Remarks
----------	---

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Landscaped, Private Setting, See Remarks
Foundation	Block

Additional Information

Date Listed	September 29th, 2025
Days on Market	33
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 10:47am MDT